

093.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

746,400 / 746,400

USE VALUE:

746,400 / 746,400

ASSESSED:

746,400 / 746,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		RONALD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DOLAN KEVIN N/TRUSTEE	
Owner 2: JEAN P DOLAN IRREVOCABLE TRUST	
Owner 3:	

Street 1: 23 CRYSTAL DR	
Street 2:	

Twn/City: STONEHAM	
St/Prov: MA	Cntry
Postal: 02180	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DOLAN JEAN -	
Owner 2: -	

Street 1: 67 RONALD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer		
n		Electri		

Census:	Exempt
Flood Haz:	

D		Topo	
s		Street	

t		Gas:	
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IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							7386.000		292,400		4,900		449,100		746,400						
Total Card							0.170		292,400		4,900		449,100		746,400		Entered Lot Size				
Total Parcel							0.170		292,400		4,900		449,100		746,400		Total Land:				
Source: Market Adj Cost																	Land Unit Type:				

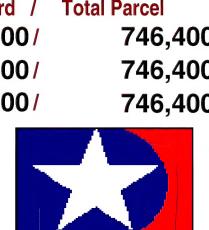
PREVIOUS ASSESSMENT								Parcel ID		093.0-0006-0010.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	292,400	4,900	7,386.	449,100	746,400		Year end	12/23/2021		
2021	101	FV	283,500	4,900	7,386.	449,100	737,500		Year End Roll	12/10/2020		
2020	101	FV	283,500	4,900	7,386.	449,100	737,500		737,500 Year End Roll	12/18/2019		
2019	101	FV	227,000	4,900	7,386.	455,500	687,400		687,400 Year End Roll	1/3/2019		
2018	101	FV	234,400	4,900	7,386.	340,000	579,300		579,300 Year End Roll	12/20/2017		
2017	101	FV	234,400	4,900	7,386.	308,000	547,300		547,300 Year End Roll	1/3/2017		
2016	101	FV	234,400	4,900	7,386.	295,100	534,400		534,400 Year End	1/4/2016		
2015	101	FV	221,500	4,900	7,386.	250,200	476,600		476,600 Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
DOLAN JEAN,	69968-259	9/22/2017	Convenience		10	No	No								
DOLAN JEAN/TRS	69968-253	9/22/2017	Convenience		10	No	No								
DOLAN JEAN P	31276-596	4/3/2000	Family		10	No	No	4							
	14483-393	12/1/1981			60,800	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name		
11/15/2018	1710	Siding	17,150	C				ROOF VENT & 3 FT I				7/18/2019	Mail Update	JO	Jenny O		
8/31/2011	1032	Manual	5,000									9/20/2018	Inspected	CC	Chris C		
4/14/2009	231	Re-Roof	1,450									8/20/2018	MEAS&NOTICE	BS	Barbara S		
8/14/1995	471	Manual	5,600					REBUILD STEPS				12/17/2008	Meas/Inspect	294	PATRIOT		
10/21/1993	566		13,000					ADD 13X8 BATH				3/8/2000	Inspected	264	PATRIOT		
10/15/1993	519	Manual	13,300					SIDING				2/1/2000	Measured	263	PATRIOT		
												12/1/1981		MM	Mary M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7386	Sq. Ft.	Site			0	70.	0.87	5								449,104						449,100		



Prior Id # 1:	60819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH								
Type:	6 - Colonial		Full Bath:	1	Rating:	Average	OF=SINK IN BMT.													
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:															
(Liv) Units:	1	Total: 1	3/4 Bath:	1	Rating:	Average														
Foundation:	1 - Concrete		A 3QBth:		Rating:															
Frame:	1 - Wood		1/2 Bath:		Rating:															
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:															
Sec Wall:		%	OthrFix:	1	Rating:	Fair														
Roof Struct:	1 - Gable		OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1													
Color:	TAN		A Kits:		Rating:															
View / Desir:			Frl:	1	Rating:	Average														
GENERAL INFORMATION						WSFlue:		Rating:												
Grade:	C - Average		CONDOS INFORMATION																	
Year Blt:	1928	Eff Yr Blt:	Location:		Total Units:															
Alt LUC:		Alt %:	Floor:																	
Jurisdct:		Fact: .	% Own:																	
Const Mod:			Name:																	
Lump Sum Adj:			DEPRECIATION																	
INTERIOR INFORMATION						Phys Cond:	AG - Avg-Good	26. %	No Unit	RMS	BRS	FL								
Avg Ht/FL:	STD		Functional:			%	1	7	3											
Prim Int Wal	2 - Plaster		Economic:			%														
Sec Int Wall:		%	Special:			%														
Partition:	T - Typical		Override:			%														
Prim Floors:	4 - Carpet		Total:	26.4	%															
Sec Floors:	3 - Hardwood	30 %	CALC SUMMARY																	
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	130.00																
Subfloor:			Size Adj.:	1.33359373																
Bsmnt Gar:			Const Adj.:	0.98304033																
Electric:	3 - Typical		Adj \$ / SQ:	170.427																
Insulation:	2 - Typical		Other Features:	79300																
Int vs Ext:	S		Grade Factor:	1.00																
Heat Fuel:	1 - Oil		NBHD Inf:	1.00000000																
Heat Type:	5 - Steam		NBHD Mod:																	
# Heat Sys:	1		LUC Factor:	1.00																
% Heated:	100	% AC:	Adj Total:	397264																
Solar HW:	NO	Central Vac:	Depreciation:	104878																
% Com Wal		% Sprinkled	Depreciated Total:	292386																
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS						PARCEL ID 093-0-0006-0010.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	101			4,900		4,900			
More: N						Total Yard Items:			4,900	Total Special Features:							Total:	4,900	AssessPro Patriot Properties, Inc	